035.0	0001	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,032,000 / 1,032,000
					USE VALUE:	1,032,000 / 1,032,000
					ASSESSED:	1,032,000 / 1,032,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARINO PAUL J & PAULINE TRS
Owner 2:	P T M REALTY TRUST
Owner 3:	
Street 1:	PO BOX 58
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	MARINO PAUL J -
Owner 2:	-
Street 1:	P.O. BOX 85
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 4,458 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1910, having primarily Asbestos Exterior and 3930 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4458.000	633,300		398,700	1,032,000
Total Card	0.102	633,300		398,700	1,032,000
Total Parcel	0.102	633,300		398,700	1,032,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 262.60 | /Parcel: 262.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 24039

GIS Ref

GIS Ref

Insp Date 11/07/18

PREVIOUS ASSESSMENT

Parcel ID 035.0-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	633,900	0	4,458.	398,700	1,032,600	1,032,600	Year End Roll	12/18/2019
2019	105	FV	465,100	0	4,458.	423,600	888,700	888,700	Year End Roll	1/3/2019
2018	105	FV	465,100	0	4,458.	309,000	774,100	774,100	Year End Roll	12/20/2017
2017	105	FV	436,800	0	4,458.	269,100	705,900	705,900	Year End Roll	1/3/2017
2016	105	FV	436,800	0	4,458.	229,200	666,000	666,000	Year End	1/4/2016
2015	105	FV	390,400	0	4,458.	224,300	614,700	614,700	Year End Roll	12/11/2014
2014	105	FV	390,400	0	4,458.	184,400	574,800	574,800	Year End Roll	12/16/2013
2013	105	FV	405,800	0	4,458.	175,400	581,200	581,200		12/13/2012

!2842!

PRINT

Date	Time
12/10/20	18:11:15

LAST REV

Date	Time
08/05/19	09:08:56

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2842

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARINO PAUL J	1377-22		11/12/2009	Family	1	No	No		
	1071-199		7/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2016	741	Porch	15,000					rebuild front porc
7/13/1999	415	Manual	8,775					REPLACE WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/17/2009	Measured	372	PATRIOT
4/25/2000	Inspected	276	PATRIOT
2/24/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24039
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4458		Sq. Ft.	Site		0	80.	1.12	1			Med. Tr	-10					398,694						398,700	

Total AC/HA: 0.10234 | Total SF/SM: 4458 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 398,694 | Spl Credit | Total: 398,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.91717553
Const Adj.:	0.92159784
Adj $ / SQ:	143.695
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	777999
Depreciation:	144708
Depreciated Total:	633291

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 15		BRs: 6		Baths: 3					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

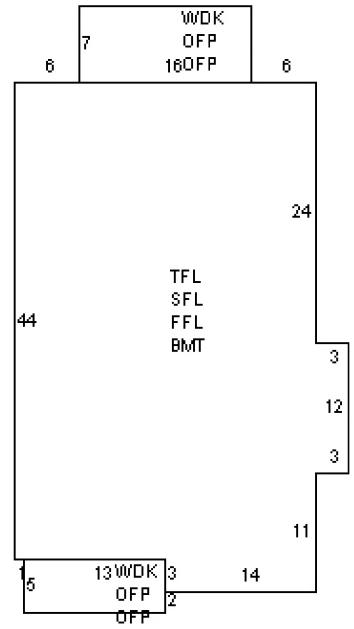
No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.70
Special Features:	0	Val/Su Net:	109.74
Final Total:	633300	Val/Su SzAd	161.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,310	43.110	56,472
FFL	First Floor	1,310	143.700	188,241
SFL	Second Floor	1,310	143.700	188,241
TFL	Third Floor	1,310	143.700	188,241
OFP	Open Porch	354	19.500	6,904
WDK	Deck	177	10.740	1,900
	Net Sketched Area:	5,771	Total:	629,999
Size Ad	3930	Gross Are	5771	FinArea 3930

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	